

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

Division: Police

Member: Robert Dodder  
759-6421 beeper 497-0628

Project Name: B.G.M.C. Parking Garage

Case #: 59-R-00

Date: 6-26-01

#### **Comments:**

1. Stair doors should not allow entry to the garage from the exterior at grade.
2. C.C.T.V. that is monitored and recorded is suggested.
3. An emergency communication system that is connected to security is suggested.
4. Perimeter and access control as suggested by the elevations is supported.

**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Broward General Medical Center

**Case #:** 59-R-00

**Date:** 6/26/01

**Comments:**

1. Discuss garage circulation with Engineering.
2. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC.
3. Additional comments may be discussed at DRC meeting.

**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Broward General Medical  
Center/Parking Garage

**Case #:** 59-R-00

**Date:** 6-26-01

**Comments:**

Flow test required.

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Broward General Medical Center

**Case #:** 59-R-00

**Date:** June 26, 2001

**Comments:**

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building. It is highly likely that this structure will also impact the radio system coverage within other portions of the Hospital complex, specifically the Emergency Room and other areas of the lower floors.

Per City Ordinance 47-25.2 the developer shall eliminate interference to, and accommodate the needs of the City's communications network in the Emergency Room and other lower floor level areas. Should other areas in the complex be determined to have inadequate radio coverage, they will require mitigation as well.

**Recommendations:**

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Broward General Medical Center

**Case #:** 59-R-00

**Date:** 6/26/01

**Comments:**

What is the plant material (if it is planted) in linear island to the southeast of the garage?

Other comments may be made at meeting to verify that all requirements associated with the previous approval are met.

**Division:** Planning

**Member:** Chris Barton  
828-5849

**Project Name:** Broward Medical Center, Parking  
Garage

**Case #:** 59-R-00

**Date:** June 26, 2001

**Comments:** This proposal is for a 1,450 space parking garage in the CB zoning district, located at S.E. 16<sup>th</sup> Street and S. Andrews Avenue.

1. Show the dimensions of the proposed sidewalk along Andrews Avenue and provide additional information on the landscaping and public plaza areas.
2. Show the location of the proposed curb and gutter along Andrews Avenue on the site and landscape plans.
3. Discuss proposed changes to the median islands in S.E. 15<sup>th</sup> Street with the Engineering Representative and schedule for review by the Property and Right of Way Committee.
4. Indicate the widths of all adjacent rights-of-way on the site plan.
5. Provide a text narrative on the anticipated garage operations, card entry systems, pay booths, security and solid waste systems.
6. Discuss the entry access of the controlled parking area with the Engineering Representative.
7. Provide a letter from the City Parking Manager discussing the disposition of those public metered parking spaces that are to be removed as a result of this development, and which have been removed as a result of the recent vacation of a portion of S.E. 16<sup>th</sup> Street. All public metered parking spaces will have to be accounted for as approved by the City parking manager prior to final DRC signoffs.
8. Discuss the redesign/proposed use of the adjacent parking lot and any future structures that may be proposed for the site to the east and show on the site plan.
9. Provide information on a conceptual level Master Plan for the entire hospital campus.
10. Revise the ramp/unloading areas for the handicapped parking spaces to standard designs.
11. Provide a dual direction ramp at the crosswalks located at the south vehicular entry of the garage.

12. Show all proposed site, wall mounted **and rooftop** lights on the site and landscape plans as well as the elevations. All site lighting that is adjacent to residences must be shielded from direct view from those homes. This garage will be subject to the provisions of City Ordinance C-00-65.
13. Disclose any and all existing obligations of required parking that is now being provided by the existing parking areas that are to be demolished. Are there any third parties with any rights to park or use this site in any way?
14. Indicate the location of the existing bus stop adjacent to the site and relocate this stop to a site just south of the main hospital entry at S.E. 16<sup>th</sup> Street with the approval of Broward County Transit.
15. Show the overall height on all elevations, including the top most roof deck of stairwells leading to the roof level parking.
16. Discuss security of all openings at ground level and the use of architectural screens or grilles.
17. Provide screens or grilles on all upper level openings from the beginning of the curved wall on the south façade and along the entire western and northern facades.
18. Provide additional shade trees along the entire Andrews Avenue frontage.
19. Additional comments may be forthcoming.

**Division:** Engineering

**Member:** Tim Welch  
828-5123

**Project Name:** Broward General Med. Ctr.

**Case #:** 59-R-00

**Date:**

June 26, 2001

**Comments:**

1. The applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management or general license and provide supportive calculations for the on-site paving and drainage design in compliance with the South Florida Water Management Design criteria with their application for building permit.
2. Per Section 47-20.5.B of the ULDR this design must provide for 1% of the total parking spaces designed for this parking facility, or a maximum of 5 spaces, at all entrances to the structure. The parking total of 1,482 spaces would result in a number of stacking spaces greater than 5 so design must provide for  $5 \times 22' = 110$  ft. of stacking at entrance of the facility.
3. The survey provided is labeled "Topographic Survey" in Border, but labeled "Sketch of Survey – Boundary and Topographic Survey" on the top of the survey sheet. The survey also contains a disclaimer indicating it is not valid without an embossed surveyor's seal, which it does not have.
4. What type of survey is it. Please provide a valid sealed survey and indicate what the status of alley is lying under the proposed structure at this date per this survey.
5. Provide resolution for displaced public parking spaces as a result of this site plan design. This resolution shall be a condition of the Certification of Occupancy, final inspection, or engineering permit at the time of completion of the project.
6. Provide adequate additional geometry to all architectural and engineering sheets which depict angled parking spaces in conformity with Section 47-20.11 of the ULDR.
7. Traffic circulation at the S.E. 16 Street access is somewhat disruptive. Please indicate additional signage and markings to control two lanes entering by limiting traffic coming in to "Right Turns Only", and provide stop signs at cross movement with re-circulating traffic internal to garage who do not wish to leave at that location.
8. A stop sign shall also be needed at the S.E. 15 Street entrance with cross traffic circulating in the garage.
9. A separate engineering permit shall be required for all right-of-way improvements proposed on this project.